

Minutes of the Public Works Committee
August 11, 2011

Chair David Swan called the meeting to order at 8:30 a.m.

Committee Members Present: County Board Supervisors David Swan (Chair), Walter Kolb, Pauline Jaske, Pamela Meyer, Tom Schellinger, Daniel Draeger, Peter Gundrum.

Also Present: County Board Chief of Staff Mark Mader, Public Works Director Allison Bussler, Architectural Engineering Technician Mike Wells, Facility Supervisor Jim Elsbury, Senior Civil Engineer Mike Grulke, Senior Civil Engineer Ed Hinrichs, Senior Civil Engineer Kevin Yanny, Senior Correctional Facility Manager Meg Schnabl, Jail Administrator Mike Giese.

Approve Minutes of July 22, 2011

Motion: Schellinger moved, Kolb second, to approve the minutes of July 22, 2011. Motion carried 6-0.

Future Meeting Date

- September 15, 2011
- September 29, 2011 - public works departmental budget review (Meyer is unable to attend this meeting. Both the health and human services and public works committees meet at the same time on this date. As a member of both, Jaske has to decide which meeting to attend.)

Correspondence

- Letter from Allison Bussler to Jim Dwyer regarding CTH CW-Ashippun River Bridge operational planning meeting on August 16, 2011.

Gundrum arrived at 8:32 a.m.

Approval of Bid: Project #200708 – Northview Upgrades

Elsbury said Ford Construction is the recommended contractor for base bid one based on results of the bid opening.

Motion: Jaske moved, Kolb second, to approve the bid of \$885,800 by Ford Construction for base bid one.

Draeger asked has Waukesha County worked with Ford Construction before? Elsbury said the county has worked problem free with Ford Construction on several projects. Motion carried 7-0.

Elsbury said Staff Electric is the recommended contractor for base bid two at \$158,000. Staff Electric will subcontract with Milwaukee Technical Resources and Simplex to install portions of the video surveillance system.

Motion: Jaske moved, Draeger second, to approve the bid of \$158K by Staff Electric for base bid two.

Meyer asked has \$209,000 budgeted for direct purchase of materials been deducted from base bids two and three? Elsbury indicated that is correct and said the county saves money by consolidating materials purchases whenever possible and being tax-exempt.

Kolb asked are the bids solid? Elsbury said the county took measures to insure continuity of released information. The RFP, developed with help from Simplex, one of the subcontractors, was reviewed with

all prospective bidders and prospective bidders were required to attend a walk through of the Huber facility to make sure everyone had a clear understanding of expectations. County staff contacted successful vendors to get the subcontractors names and references. It is a solid bid.

Motion carried 7-0.

Ordinance 166-O-039: Modify and Reduce Health and Human Services Building–Capital Project #00200615

Bussler said approval of this ordinance allows Waukesha County to:

- control its destiny
- keep an aggressive building schedule and strategy on track
- capture current market prices
- reduce the project budget by \$500K
- purchase trades and materials up front
- make earlier purchases of materials that take a long time to order such as Spancrete
- move \$2M in the capital project plan from 2014 to 2011.

MOTION: Jaske moved, Draeger second, to approve Ordinance 166-O-039.

Jaske asked would the savings revert to the budget or become tax relief? Bussler said the county board makes that determination.

Swan asked what materials will be ordered in advance? Bussler said Spancrete, which needs to a lot of lead-time, and two other items will be purchased in advance. Swan asked for a list of these items.

Gundrum asked why is there a rush to purchase these items? Are there any indications costs could go up? Bussler said Gilbane, the construction manager, advised the county to change the project budget in order to capture the market and purchase certain items as soon as possible to insure there will not be change orders or project flow interruption. The ordinance allows for sufficient funding to purchase goods and services in 2012 that will keep the project moving. Without this funding change, the project would have to be stopped in 2013 until funds became available.

Jaske asked which items will be purchased now to save money? Don't the contracts lock prices and delivery dates? Where are savings realized? Bussler said it's all about cash flow. When planning begins for projects this large, a "big picture" estimate is developed. As project dates get closer and details become more specific, budgets and timelines are firmed up. It would be nice to get all project money in the first year but that is not possible. After the bids were received and purchase prices secured, the county was able to reduce the total cost of the project by \$500K. Adjusting the project budget and cash flow will insure the county does not get into a situation where the project has to be stopped until the next year's cash hits.

Draeger asked why didn't someone realize sooner that Spancrete needed more lead-time to deliver their product? Bussler said the original budget was developed before the location of the building was determined. When it was discovered the selected site required the maintenance building to be demolished and relocated before work on the new health and human services building could begin, the project budget and timeline was updated accordingly.

Jaske asked will Spancrete be used in the maintenance building? Bussler said it will be used for both the maintenance and health and human services buildings. Jaske said planners did not realize Spancrete was

needed so early in the project because a new maintenance building was not part of the original plan.

Mader said the project description was earlier modified to allow for soil borings. The original building site was discounted because of increased costs related to soil conditions. The county held off on changing the budget until City of Waukesha zoning was approved.

Meyer asked does the county normally buy things as needed or in advance? Is the county responsible for storing items purchased in advanced? Bussler said sites have been designated for limited storage and staging. Contract language will specify what contractors are responsible for storage.

Motion carried 7-0.

Capital Projects Update

Bussler provided the update unless otherwise noted.

Health and Human Services (HHS) Building— The project is going smoothly. Bids came in under budget due to the help of the construction manager. The internal work groups and divisions are working together to insure the best outcomes. Construction of the maintenance building, utility work and golf tee relocations will take place between fall 2011 and spring 2012. The old maintenance building has to be demolished before construction of the new HHS building can begin in April. The two-year building project with a tricky cash flow set up is expected to be completed in the fall of 2013.

Jaske asked did the county budget demolition? Bussler said demolition of the maintenance building has been budgeted but not the old HHS building.

Northview- This project was developed in response to several issues including HVAC, plumbing, asbestos, Day Report Center and Huber operational needs, etc. Bids are under budget.

Secure Connector –The project is almost done with a few issues remaining such as floor stain, doorways, landscaping, etc. The project is doing what it was designed to do; move criminals to and from court without going through the Courthouse.

Jail Toilet Project – This project, which required installation of a bathroom near the jail recreation area, went very well and is 100% complete.

Energy Efficiency Block Grant – This project will be done this year according to grant specifications. Parking lot and law enforcement lighting still needs to be completed.

Communications Center –This project is in the fifth year of the capital plan and will not be completed unless new partners are added to the center or grant funding is secured.

Courthouse Air Handling Unit – A punch list of items are currently being completed.

Solar Water Heater –This project, which includes installation of solar panels on the jail roof, is 50% complete.

Juvenile Center Boilers – The old boilers were removed and installation of the new ones has begun.

District Attorney's Office – Furniture will be installed in the District Attorney's Office.

UW-Waukesha (UWW) Boiler Project – County staff attended a presentation of a UWW energy audit, which outlined the University of Wisconsin System’s (UW’s) push to install energy efficient and money savings systems such as boilers. It would be more advantageous and economical for the county to discontinue plans to replace the boilers and instead replace the roofs which protect the county’s property. The new capital plan recommends replacing the roofs at UWW in hopes the state will replace the boilers. UWW administrators agree with this strategy.

Swan asked will the new roofs be sustainable? Bussler said the county may collaborate with UW to put in that kind of roof. Jaske said state money is still taxpayers’ money. Bussler said the county does not have any incentive.

Bussler distributed and reviewed a handout titled *2011 Construction Projects* and *2011 Paving List*.

Construction Projects

Bussler provided the update unless otherwise noted.

CTH X – The ribbon cutting was held this week on CTH X.

CTH VV- This road project is going exceptionally well. The driving lanes were transitioned over this week, which indicates the project is halfway done. The county has been sensitive to the Kohl’s Corporate Center traffic needs and to date has only received one complaint following a power outage during utility moving. The project will be done in November 2011.

CTH Y – The project will be almost done by the time school starts. Grulke said all pavement, curbs and gutters will be done tomorrow. Traffic signal installation has been delayed due to a rush of orders. The county selected signalization for this intersection per the community’s request after roundabout and signalization options were studied.

CTH V – Bussler said this project is delayed approximately eight weeks while legal issues surrounding one parcel of land in bankruptcy can be resolved. Construction begins this month and will be completed in October 2011.

Jaske said appropriate “road closed” signage and notification is very important. Grulke said appropriate and detailed detour signs, announcements and message boards will be used to convey closure of this intersection, which is expected to be closed one to two days. Local traffic will be allowed access to their properties during the closure. The committee discussed at length proper signage and notification needed for road closures. Bussler said she would let the committee know when the road is expected to be closed.

Paving Projects

Bussler provided the update unless otherwise noted.

Projects CTHs D, I, K, M, Z and ZZ are done. Projects CTH Y, SS and U have been started but not finished. The North Prairie Substation paving will begin later this summer.

Meyer asked how does the county announce paving projects? Yanny said there is public involvement in construction projects but not paving projects. Bussler said municipalities are contacted but letters are not sent to land owners. Hot-in-place projects are not very disruptive allowing traffic during the curing phase. Grulke said the public works department has a website, which could be used for such announcements, but

it is hard to keep up-to-date. A list of seasonal projects could be uploaded to the site.

Oconomowoc River Bridge - Yanny said the county has been working on the Oconomowoc River bridge project for ten years. Staff has been working to secure the many permits needed to replace the dam before work can begin. Nine more permits are needed. Yanny believes construction will begin in fall 2012.

Waukesha West Bypass – Bussler said recently the EPA and Army Corps of Engineers have inquired about the wetlands and animal species found in the possible bypass routes and asked for more information documenting why the “dry route” options will not work. The EPA declined the county’s invitation to take part in the listener groups. The county is working with SEWRPC on the delineation of land. The Department of Transportation continues to be a helpful and encouraging partner. A resolution in support of the preferred route will be submitted to the county board this fall.

MOTION: Jaske moved, Schellinger second, to adjourn at 10 a.m. Motion carried 7-0.

Respectfully submitted,

Pauline T. Jaske
Secretary